145.0	0004	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	666,600 / 666,600
					USE VALUE:	666,600 / 666,600
					ASSESSED:	666,600 / 666,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
178		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEDWIG DAVID W
Owner 2:	
Owner 3:	
Street 1:	178 NEWPORT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KENNEY MAUREEN & WILLIAM J -
Owner 2:	-
Street 1:	178 NEWPORT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .102 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1941, having primarily Vinyl Exterior and 1800 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4450.000	223,800		442,800	666,600
Total Card	0.102	223,800		442,800	666,600
Total Parcel	0.102	223,800		442,800	666,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 370.33 | /Parcel: 370.33

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	95140
GIS Ref	
GIS Ref	
Insp Date	12/16/08

!11343!

PREVIOUS ASSESSMENT

Parcel ID: 145.0-0004-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	223,800	0	4,450.	442,800	666,600		Year end	12/23/2021
2021	101	FV	216,400	0	4,450.	442,800	659,200		Year End Roll	12/10/2020
2020	101	FV	216,500	0	4,450.	442,800	659,300	659,300	Year End Roll	12/18/2019
2019	101	FV	144,000	0	4,450.	415,100	559,100	559,100	Year End Roll	1/3/2019
2018	101	FV	144,000	0	4,450.	343,200	487,200	487,200	Year End Roll	12/20/2017
2017	101	FV	144,000	0	4,450.	315,500	459,500	459,500	Year End Roll	1/3/2017
2016	101	FV	144,000	0	4,450.	287,800	431,800	431,800	Year End	1/4/2016
2015	101	FV	121,500	0	4,450.	282,300	403,800	403,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:21:26

LAST REV

Date	Time
10/29/19	16:00:16
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11343

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KENNEY MAUREEN	44333-214		12/20/2004		392,000	No	No		
KENNEY MAUREEN	39244-577		5/19/2003	Family	1	No	No		
GOTZ EUGENE L	23868-151		11/5/1993		156,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/17/2018	1883	Window/S	5,000	C				
12/7/2017	1623	Add Att	39,500	C				
9/7/2017	1158	Dormers	65,820	C				
7/21/2017	929	Alterati	7,000	C				
2/18/2015	154	Redo Bas	10,800					Finish approximate
1/9/2015	21	Manual	1,745					Air sealing and in
12/22/2014	1728	Add Bath	20,000					Add new 3/4 bath i
10/6/2014	1314	Manual	33,000					
5/7/2001	262	Siding	5,100	C				VINYL SIDING AND T

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2019	Permit Visit	DGM	D Mann
5/20/2015	Permit Insp	PC	PHIL C
12/16/2008	Meas/Inspect	189	PATRIOT
3/30/2005	MLS	MM	Mary M
12/5/2001	External Ins	PM	Peter M
1/29/2000	Inspected	263	PATRIOT
12/7/1999	Mailer Sent		
11/17/1999	Measured	263	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	95140
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4450		Sq. Ft.	Site		0	80.	1.24	9									442,800						442,800	

Total AC/HA:	0.10216	Total SF/SM:	4450	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	442,800	Spl Credit		Total:	442,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	133.637
Other Features:	97700
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	324411
Depreciation:	100567
Depreciated Total:	223843

COMMENTS

PDAS BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

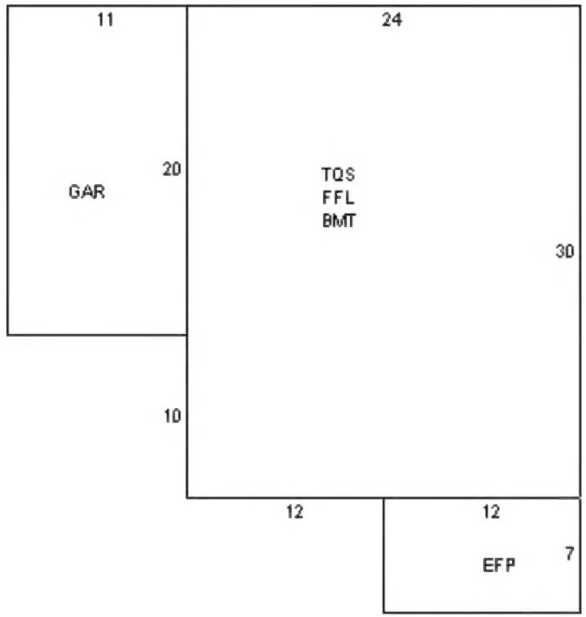
No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	133.64
Special Features:	0	Val/Su Net:	106.37
Final Total:	223800	Val/Su SzAd	177.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	720	133.640	96,218
BMT	Basement	540	88.200	47,628
TQS	3/4 Story	540	133.640	72,164
GAR	Garage	220	26.100	5,741
EFP	Enclos Porch	84	59.030	4,959

Net Sketched Area:	2,104			Total:	
Size Ad	1260	Gross Area	3904	FinArea	1800

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	75	GFB	100	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

145.0-0004-0017.0

IMAGE

AssessPro Patriot Properties, Inc